PT OF E1/2 OF SW1/4 OF
SEC 3-2N-23E IN OR 678/913

BENNETT HERBERT R & DENA/
24800 COUNTY ROAD 121
HILLIARD, FL 32046-5378

2024

03-2N-23-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

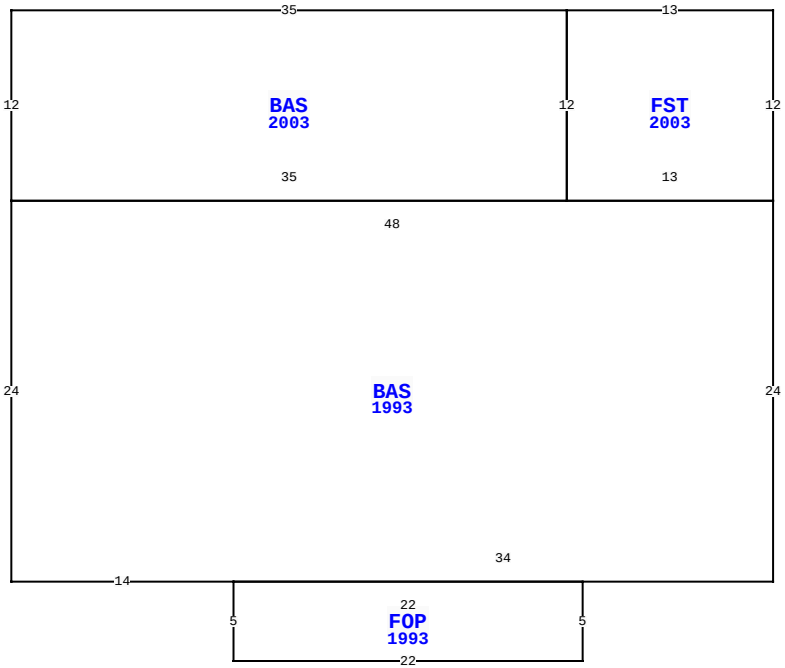
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	96,316
BAS	420	100	420	35,115
FOP	110	30	33	2,759
FST	156	55	86	7,190
TOTALS	1,838		1,691	141,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	107.0000	101.65	171,890	1977	1981	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 1572 HX Base Yr



24800 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	141,380
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	190,820
SOH/AGL Deduction	90,160
ASSESSED VALUE	100,660
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	50,660
TOTAL JUST VALUE	190,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632680	CARPORT	16,874	07/01/2016
6657	ADDITION	6,324	08/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0678/0913	4/07/1993	WD	U	I	10	15,700
GRANTOR: MID-STATE TRUST II						
GRANTEE: BENNETT HERBERT & D						
0256/0451	1/01/1978	CT	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W13 BAS=[YR=2003] W35 S12 BAS=[YR=1993] S24 E14 FOP=[YR=1993] S5 E22 N5 W22$ E34 N24 W48$ E35 N12$ S12 E13 N12$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	0	0	720.00	SF	10.00	10.00	100	2002	2002	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.60 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS